## **General Plan Amendment**

### Newt Grover 7221 E. Sutton Drive - Scottsdale, Arizona



Prepared by

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#### General Plan Amendment

# 1. Describe how this proposal achieves the intent of the CityShape 2020 Guiding Principals?

### a.) Preserve Meaningful Open Space

Approval of this amendment will have no effect on open space in Scottsdale. The structures exist at this time and no new structures will be built as a result of this Amendment.

#### b.) Enhance Neighborhoods

The Amendment will enhance this neighborhood, in that the .8 acre property is on a very busy corner and surrounded by commercial, industrial, office designations. The neighborhood to the south and east will not be affected negatively by this change because the property is the first home on the corner of the roads, so none of the traffic to the property will travel past the residential properties.

#### c.) Support Economic Vitality

As discussed in the General Plan, it is in Scottsdale's best interests to promote Scottsdale businesses and artist's studios. It is also essential that Scottsdale preserve the property values of existing neighborhoods. The location of this particular piece of property, just across from a busy church campus facility, on the highly trafficked Scottsdale Road, across from the commercial and office to the west of the site, the fact that the property is in the highest noise contour, and the property is prone to serious flooding issues, does not bode well for the continuation of this property as a residential site. By allowing the General Plan Amendment to a more sustainable category, the City will be promoting economic vitality of the area.

#### d.) Seek Sustainability

The change in designation to Office is the best possible use for the long-term sustainability of the Property. The General Plan seeks to ensure that, "neighborhoods and lifestyles that comprise the unique fabric and character of Scottsdale will be protected and enhanced." (See Scottsdale General Plan, Sustainability, Growth Areas Element, Vision Statement) It will be difficult if not impossible for this Property to be utilized as a residence given the proximity to noisy and busy Scottsdale Road. Not only is the Property located along a major road but also it sits within the highest noise contour area near Scottsdale Airport.

Along with the noise, the surroundings provide another reason that Office classification would be beneficial to the long-term sustainability of the Property. Office and Commercial classifications are present just to the north and west of the Property. An Office classification for the Property would allow it to act as a buffer for the surrounding neighborhood, easing the transition from Office and Commercial to the Residential classifications that exist to the south and the east.

Additionally, the Property is prone to flooding during heavy rains and has inadequate drainage. The office classification sought herein, will allow for a more sustainable use of the Property and will ensure that it does not become run down and blighted as it could if it were to remain merely residential.

#### e.) Advance Transportation

Scottsdale Road is a major arterial and is more than equipped to handle the one or two vehicles that could be visiting the Property on any given day. Further, Sutton Drive is wider than normal residential streets, making it more than capable of handling the almost negligible amount of traffic that may visit the Property and such traffic will not be going through the neighborhood as the Property is located on the corner.

#### f.) Value Scottsdale's Unique Lifestyle & Character

This Amendment will enhance the character and lifestyle of Scottsdale by not allowing what is now an at-risk parcel of land to fall into decline – as could occur if the property remains purely residential.

2. How does this proposal respect, protect and blend with the character elements identified above? What is the land use relationship with surrounding properties? What is the existing character of the site?

This Amendment will allow the current residential community to the south and east of the site to be buffered from the traffic, noise and higher intensity of uses in the surrounding area. The surrounding properties will not feel any negative affects from this plan change because of the location of this site and the access points. The character of the site will not change, as any accompanying rezoning request would likely stipulate that the site must, in appearance, remain as a residential dwelling.

3. In what ways is this request changing the General Plan maps and how does this achieve the functions and goals of the General Plan? List the pertinent General Plan guidelines that relate to this proposal and describe how the proposal maintains or achieves better results than the outcome of the existing guidelines.

#### A. Character and Lifestyle

Amendment will not change the character or lifestyle of the area. In fact, the requested Office designation is compatible with the Commercial and Office designations across the street from the Property and with the Property's location on a major, noisy arterial.

#### B. Economic Vitality

Amendment will not change the goal of promoting economic vitality. In fact, given the Property's location on a noisy road and Office and Commercial zoning, it best chance at remaining economically viable is to allow for the small artists studio and the Office use.

#### C. Neighborhoods

The requested Amendment is consistent with the neighborhood and has been supported by the owners of the neighboring properties. In fact, the Office classification would be beneficial to the surrounding neighborhood as the Property would act a buffer between the Commercial and Office classifications to the north and west and the Residential classifications.

#### D. Open Space

The Amendment will have absolutely no effect on the current open space on the Property.

#### E. Sustainability

The Amendment will allow the Property to be used in a sustainable manner and is consistent with the goals put forth in the General Plan. In fact, given the noise of the adjacent street and airport, the surrounding Industrial and Commercial classifications, and the propensity of the Property to flood, it is likely that the Property requires this Amendment to be sustained because a residential use simply is not desirable.

#### F. Transportation

This Amendment will have no effect on the transportation goals or policies contained in the General Plan.

# 4. Does the project increase the impact of infrastructure development as compared to the current General Plan? How will these impacts be ameliorated?

The Proposed Amendment shall have no affect on the infrastructure development contained in the General Plan. The General Plan allows for minor office developments to be located on arterials, as this request is.

5. Describe the key issues with respect to the General Plan that are identified by surrounding neighborhoods. What adjustments have been made to plan in response to these issues?

Mr. and Mrs. Grover have met with the surrounding neighbors and thus far, have not heard of any issues or changes that need to be made. We are advertising for the neighborhood open house and if we hear *any* complaints or concerns we will react and take corrective measures immediately.

#### 8. Narrative

#### I. Introduction

This proposed Amendment to Scottsdale's General Plan promotes a sensible, efficient and positive use for a small parcel of property that houses one of the country's premier artists. Often referred to as the "Chihuly of the Southwest" in reference to another renowned glass artist, Newt Grover lives with his wife, Lee, and operates a small artist's studio at his property located at 7221 East Sutton Drive, on the Southeast corner of Scottsdale Road and Sutton Drive (the "Property").

The Property is currently designated Rural Neighborhood, but is located directly adjacent to the major arterial of Scottsdale Road, within the highest noise contour of Scottsdale Airport and surrounded by both industrial and commercially zoned properties. The Grover's request for this Amendment is consistent with the uses in place near the Property and with Scottsdale's goals and planning vision as set forth in its' General Plan. In fact, our request is similar to Office designation located next to Cattletrack and surrounding residential development.

#### II. Character and Lifestyle

The proposed amendment is compatible with the character and lifestyle of the Property's surroundings. This request only would alter the General Plan for the Property consisting of .8 of an acre and currently classified as Rural Neighborhood by changing that designation to Office. The Property will only be used for a residence and a small working artist's studio. The studio use is not only compatible with its location, right along the major arterial roadway of Scottsdale Road, but is also compatible with Scottsdale's character and tradition as set forth in the General Plan;

The arts are as integral to Scottsdale's character as is its Sonoran desert setting. In 1909, before a single Scottsdale street was paved, Marjorie Thomas built her art studio at what is now the intersection of Indian School Road and Drinkwater Boulevard. In the years that followed, Scottsdale was "discovered" time and time again by artists, poets and other creative individuals. The Scottsdale Visioning process recognized the importance of arts and culture to Scottsdale, making it one of the Four Dominant Themes that define Scottsdale's unique characteristics. (See Scottsdale General Plan, Character and Design, Arts and Culture subsection)

Further, since the Property is located so close to a major arterial and airport, the use as a studio is preferable to strictly residential uses as the location and noise from Scottsdale Road and the Airport make residential use of the Property undesirable. If the Property remained strictly residential it would likely fall into grave disrepair and have a negative impact on all surrounding properties.

Commercial and Office designations are in place immediately to the north and west of the Property and the service residential zoning requested is "context compatible" as set forth in the General Plan. This small artist's studio does not increase the traffic to the area and because it is on the corner lot, no traffic to the Property passes anything other than the Property prior to reaching its destination. Additionally, the residential road in this area is wider than the standard residential street and there is a large parking lot located to the north of the Property.

#### III. Economic Vitality

The Office designation will benefit Scottsdale as a whole by preserving an important intersection of a major thoroughfare. The Property is located directly on the noisy Scottsdale Road and, unless this Office designation is permitted, it is likely that the Property could fall into a state of disrepair given the incompatibility of the location with residential living. The General Plan provides that, "Scottsdale's future as a desirable place to live, work, and visit is dependent upon a dynamic, diversified, and growing economic base that compliments the character of our community." (See Scottsdale General Plan, Economic Vitality, Vision Statement subsection) This use compliments its surroundings by acting as a buffer between the adjacent Residential neighborhood and the Office and Commercial designations immediately to the west and north of the Property. Clearly, this use compliments its surroundings and is consistent with the General Plan's objectives

#### IV. Neighborhoods

The Grover's neighbors have expressed their overwhelming support for this Amendment. In fact, eleven of twelve neighbors approached expressed their strong support of the Grovers and this Amendment process by signing the attached petition. See the attached area map designating the support for the Amendment as well as the petition and letters of support. The Property does not receive many visitors and there is parking available across the street. Even Sutton Drive itself is perfect for this Office classification because the road is wider than most residential streets. As mentioned above, because the Property is on the corner, no traffic is funneled into or through the surrounding neighborhood, minimizing the effect of the Amendment.

#### V. Open Space

Approval of this project has absolutely no effect on open space in Scottsdale. The structures exist at this time and no new structures will be built as a result of this Amendment.

#### VI. Sustainability

The change in designation to Office is the best possible use for the long-term sustainability of the Property. The General Plan seeks to ensure that, "neighborhoods and

lifestyles that comprise the unique fabric and character of Scottsdale will be protected and enhanced." (See Scottsdale General Plan, Sustainability, Growth Areas Element, Vision Statement) It will be difficult if not impossible for this Property to be utilized as a residence given the proximity to noisy and busy Scottsdale Road. Not only is the Property located along a major road but also it sits within the highest noise contour area near Scottsdale Airport.

Along with the noise, the surroundings provide another reason that Office classification would be beneficial to the long-term sustainability of the Property. Office and Commercial classifications are present just to the north and west of the Property. An Office classification for the Property would allow it to act as a buffer for the surrounding neighborhood, easing the transition from Office and Commercial to the Residential classifications that exist to the south and the east.

Additionally, the Property is prone to flooding during heavy rains and has inadequate drainage. The office classification sought herein, will allow for a more sustainable use of the Property and will ensure that it does not become run down and blighted as it could if it were to remain merely residential.

The most sustainable use of the Property is that of Office. If Office is not approved then it will be unlikely that he Property could accommodate a residential dwelling and is likely to become rundown and dilapidated.

#### VII. Transportation

Scottsdale Road is a major arterial and is more than equipped to handle the one or two vehicles that could be visiting the Property on any given day. Further, Sutton Drive is wider than normal residential streets, making it more than capable of handling the almost negligible amount of traffic that may visit the Property and such traffic will not be going through the neighborhood as the Property is located on the corner.

#### VIII. Conclusion

It is clear that the proposed Amendment would not only be beneficial for the Property but for Scottsdale as a whole. The Property is not conducive to residential living but is well suited for the Office designation requested in the Amendment. By allowing a world-renowned artist to operate a small studio at the corner of a busy street, Scottsdale would be acting in accordance with its core principals and honoring its rich history and tradition.

#### 9. Provide analysis of the following

If this is a General Plan land use amendment the proposed changes include .8 ACRES (34,922 SQUARE FEET) changing from General Plan land use designation Rural Neighborhood to General Plan land use designation Office.

The estimated increase or decrease in population this proposed General Plan amendment will create is **NO CHANGE**.

The estimated increase or decrease in elementary, middle and high school age children this General Plan amendment will create is **NO CHANGE**.

The estimated impact this proposed General Plan amendment will have on water use per year is **NO CHANGE**.

The estimated impact this proposed General Plan amendment will have on wastewater generation per year is **NO CHANGE**.

The estimated impact this proposed General Plan amendment will have on solid waste generation is **NO CHANGE**.

The estimated impact this proposed General Plan amendment will have on vehicle trips per day is **NO CHANGE**.

The estimated number of employees this proposed General Plan change will result in is a maximum of five employees needed at any one time.

#### 10. Analysis of any changes to plans or goals of General Plan

#### A. Character and Lifestyle

Amendment will not change the character or lifestyle of the area. In fact, the requested Office designation is compatible with the Commercial and Office designations across the street from the Property and with the Property's location on a major, noisy arterial.

#### B. Economic Vitality

Amendment will not change the goal of promoting economic vitality. In fact, given the Property's location on a noisy road and Office and Commercial zoning, it best chance at remaining economically viable is to allow for the small artists studio and the Office use.

#### C. Neighborhoods

The requested Amendment is consistent with the neighborhood and has been supported by the owners of the neighboring properties. In fact, the Office classification would be beneficial to the surrounding neighborhood as the Property would act a buffer between the Commercial and Office classifications to the north and west and the Residential classifications.

#### D. Open Space

The Amendment will have absolutely no effect on the current open space on the Property.

#### E. Sustainability

The Amendment will allow the Property to be used in a sustainable manner and is consistent with the goals put forth in the General Plan. In fact, given the noise of the adjacent street and airport, the surrounding Industrial and Commercial classifications, and the propensity of the Property to flood, it is likely that the Property requires this Amendment to be sustained because a residential use simply is not desirable.

#### F. Transportation

This Amendment will have no effect on the transportation goals or policies contained in the General Plan.

#### 12. Issues with surrounding neighborhood

Through the Amendment process the Grovers visited twelve neighbors, eleven of which showed their strong support for this project by signing the enclosed petition in support of this Amendment. Additionally we have collected 40 letters and over 100 signatures from others who hope to see the artist's studio remain (see attached). We have learned that the surrounding neighborhood is uniformly in favor of this Amendment. The applicants have the full support of their neighbors who recognize that the Property is not likely to be utilized in a desirable manner as a residence, and could become run down or dilapidated unless the Office designation is placed upon it.